

City Council Minutes

January 12/15, 2009



Meeting started at 7:02 pm

Flag & roll call by clerk

Mayor Rex Jardine; Councilmen: Orville Armstrong, Tom Abbott, Tiera Ball, Deck Green; Clerk: Lyndsey Anderson; Planning Consultant: Jan Gallup and spouse Tom Gallup; City Attorney: Bart Birch; Community: Steve Bynington (Williams Engineering), Lisa (TVN), Paul Scoresby (Schiess), and Ted Hendricks (Development Comp).

- Amend Agenda:
 - Jardine asks to amend the agenda as he sees fit.
 - **Ball moves to allow agenda adjusts as we see the need. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Minutes from last meeting reviewed:
 - **Green moves to accept minutes from the December 8th meeting with correction of "Sam Beard" to "Sam Hatch". Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Jardine decides to discuss Claims & Revenues and the W/S Aging Report ahead of Attorney Business & Planning Office Business and to move Williams Engineering to the end of the meeting.
- December Claims & Revenues are reviewed & discussed:
 - **Armstrong moves to accept December's Claims & Revenues as presented & written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Water & Sewer Aging Report:
 - Council looks over the two accounts that are 60 days overdue.
- City Attorney Business, Bart Birch:
 - Bart Birch introduces himself as the new city attorney.
 - He will be available by phone and for the meetings.
- Planning Office Business, Jan Gallup:
 - Building & Sign Design Review Fees, Gallup tries to present:
 - This is new we haven't had it in the past.
 - Birch – Doesn't State Statue say that a new fee has to have a public hearing? **Gallup – correct.**
 - I would like you to discuss the fees: Building \$300, Sign \$100
 - For commercial buildings not residential, the definition is very specific in the Ordinance.

- Jardine – I would like the P&Z to only be advisors. I don't want them having to make any decisions. **Gallup** – *If you would like to change your Ordinance then it is up to you.*
- Ball – My experience with the P&Z is that they take a really good look at their books and do the job well.
- Green & Armstrong – Would recommend cutting the fees in half.
- **Ball moves to schedule a Public Hearing for Monday, February 9, 2009 at 6:15 for Building & Sign Design Review Fees with Building at \$150 and Signs at \$50. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Proposed Zoning Map, Gallup tries to present:
 - P&Z have had a P.H. on this last week and have recommended this Zoning Map to the City Council.
 - There was only 1 official comment on the record and it was in favor of the map.
 - Armstrong – I would like to extend commercial zoning all along Main St. I don't think the map should be approved if commercial is not all along Main St. Gallup – One of the first maps did have commercial all along Main St. Then we brought it back and decided that we would like what is currently zoned commercial to develop first.
 - Armstrong – I know that Velda Hill, Kirt Reece, and I all want to be commercial. **Gallup** – *They didn't come to the hearing.*
 - Ball – has the public been informed of this map? **Gallup** – *The public has been informed. Not many showed up at the public hearings.*
 - Jardine – Isn't it hard to get rid of Open Space? **Gallup** – *No.*
 - Jardine – Do we need to have a public hearing on this map? **Gallup** – *If you make changes then yes, you will have to have a public hearing on it.*
 - Jardine – I would like to vacate Jorgensen St.
 - Do you all agree on having a whole block as commercial or do you want commercial to stop at an alley?
 - Jardine – I think the whole block needs to be done. A full street buffer is good.
 - Ball – We don't have a problem with a whole block.
 - Ball – I do agree with Orville that all of Main St. should be commercial. **Gallup** – *Keep in mind that the southern part of your community will be bigger commercial. Do you think that this portion that you are requesting be changed be developed in 5 years?*
 - Armstrong – I don't think there will be much development at all. **Gallup** – *Then that is what you have to ask yourselves.*
 - You already have a lot of commercial on your map. The P&Z could see the commercial extending but not at this point in time. This is the Map that they recommend.
 - Orville, do you own any of the property in this area? **Armstrong** – *yes.*

- Usually you have a conflict of interest and would need to excuse yourself from the voting. **Birch** – *yes usually, I'll look into it.*
- Green - But, why didn't those homeowners that Orville is talking about, show up at those meetings. **Gallup** – *I don't know.*
- Jardine – I suggest that we present this changed map.
- **Ball moves to have a public hearing on Monday, February 9, 2009 at 6:15 pm on the Proposed Zoning Map with the change of residential to commercial on the 3 northern blocks of town along Main St. Seconded. All in favor: aye, aye, nay (Green), and aye. Motion carried.**
- Title 9 Chapter 10 Article 3 Scenic Corridor and Natural Open Space & Overlay Map; and Scenic Corridor and Natural Open Space Plan, Gallup tries to present:
 - Title 9 Chapter 10 Article 3 Scenic Corridor and Natural Open Space & Overlay Map; and Scenic Corridor and Natural Open Space Plan have all been approved by the P&Z and recommended to the city council.
 - Jardine – Are we flat telling people that they are not allowed to build? Because I think that that is wrong.
 - Ball & Armstrong – I agree.
 - Jardine – A scenic corridor to me is not about what you look at.
 - If you look at your Overlay Map the yellow section is what we would take care of.
 - The County's biggest concern when discussing the Impact Area was taking care of the wetlands, wildlife, and Scenic overlays.
 - If Tetonia isn't going to follow that then they will be looking at a very small Impact Area.
 - Jardine – We already have a big Impact Area. **Gallup** – *According to the County, Tetonia's Impact Area is their city limits. Anderson - All of the maps in the County Commission's meeting room have Tetonia's Impact Area as their city limits.*
 - Jardine – Then where did all the maps come from? It should be in the minutes somewhere that we already have a big Impact Area. **Gallup** – *They have no record of a decided area or any Ordinances that state that. All of the maps were drafts that were never followed through. I have done my research and worked with the County GIS and the County's P&Z Administrator; no other Impact Agreement or final maps exist. As of today, Tetonia's Impact Area is its city limits.*
 - Jardine – (much talk on past Impact Area standards and what he remembers as an agreement).
 - Gallup shows the Impact Area Map that the P&Z will be taking to a Public Hearing on February 2, 2009.
 - The P&Z and the County's P&Z have hammered out the Impact Map, Impact Zoning Map, Impact Agreement, and the Overlay Map. I'll point out again, that one of the big deciding issues that the County will look for is the Overlay Map.

- If we don't have our own Overlay Map then the County will make one and our Impact Area will probably be our city limits on the southern side of town.
 - **Ball moves to take Title 9 Chapter 10 Article 3 Scenic Corridor and Natural Open Space & Overlay Map; and Scenic Corridor and Natural Open Space Plan to a Public Hearing on Monday, February 9, 2009 at 6:15 pm. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - Addressing Issue, Gallup presents:
 - The County Addressing Committee is recommending that Egbert Ave stops at either the city boundary or a street boundary on the west end and Hwy 33 on the east end. The rest of the road would then be called W 6000 N. They also recommend that the road be called N 3000 W from the little Main St Park and onward going in the south direction.
 - Jardine – They were supposed to have let us change the road names as we grew.
 - **Ball moves to accept the addressing committee's changes as presented. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Jardine decides to hold off on Title 1 Chapter 9 Identity Theft Prevention until the next meeting and moves on to Paul Scoresby (Schiess) and Ted Hendricks (Development Comp).
- Wastewater Treatment Plant Business, Paul Scoresby (Schiess) & Ted Hendricks (Development Comp), Scoresby presents:
 - Bids:
 - We didn't have the road in a bid, but we really need a road. It will be in Schedule I, but if we don't have the money then it will be dropped. Basically, if we are under our budget then we can do the road.
 - Bid structure breakdown:
 - Schedule I - All wastewater treatment plant work except the building and electrical work. (LUMP SUMS.)
 - Includes: All earthwork, all piping work, lagoon structures, liners, sludge removal & old lagoon removal, demolition of existing structures, culverts & bridges, road, fencing, and mobilization & SWPPP compliance.
 - Schedule II: Buildings, Lift Station, Surface Aerators, Entire Project Electrical and all Appurtenances as described herein and shown on the drawings. (LUMP SUMS.)
 - Includes: Entire project electric, lift station components, surface aerators in lagoon 1, control building components, generator, mechanical & piping for control building including ventilation, disinfection building components, water well & appurtenances for disinfection building, sodium hypochlorite system, mechanical & piping for

disinfection building, and mobilization & SWPPP compliance.

- Schedule III: Collection Improvements. (UNIT PRICE.)
 - New gravity mainline; Re-hookup disturbed services; New manholes; Segment mobilization; Point repairs; Street repairs.
 - Should have the plans & bid structure for DEQ review by next week. Bids by the end of February or early March. The USDA wants 60 days after bid to award the bids.
 - Would like to amend the contract to include the road bid work.
 - My goal is to get you all the grant funding that you can get.
 - **Ball moves to amend the Owner-Engineer Agreement to include the road engineering work. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - Rooter-Man (sewer line video):
 - I have written a letter to Rooter-Man. I'm tired of calling them and if they don't get us what we have requested then I say don't pay them another penny. My part is not complete because I don't have all the video.
 - Consent Dates:
 - I've sent a letter to DEQ to amend the consent dates. Lyndsey has it on your letter head and you just need to sign it. You just need to make sure they know that you are continuing forward. I suggest that you sign the letter and get it sent.
 - Water Grant Application:
 - Schiess would like to fill out this Water Grant Application for you. It will get you on the list of cities requesting grant money. The list will be on the DEQ website in March or April.
 - **Armstrong moves to have Schiess fill out the application for us to be on the water grant list. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Ball moves to take a five minute break. Seconded. All in favor: aye, aye, aye, and aye. Motion carried. (9:27 pm)
- Meeting reopened at 9:32 pm.
- Steve Bynington (Williams Engineering):
 - We want your business. I have a personal interest in Tetonia. There are five of us at Williams Engineering. Started in 1991 in Colorado. We are one of the biggest Eastern Idaho engineer companies. We are strictly a water municipal resource. I only know of 3 people who have swam in your sewer lagoon and I'm one of them.
 - I know that you are not big enough to have us on retainer, but we do want to be your go to guy. Water/Sewer studies, land development as a minor. We are currently Teton County's and Madison County's reviewer. We haven't hit the

small cities but are ready to start. We will sub-consult larger development designs.

- Jardine – We run into conflicts with Schiess because they do Land Use and Municipal.
- We don't work in the "old boy" situations and we don't believe in "old boy" situations. That is why Teton County picked us, because we don't do conflict of interest.
- I'm going after my operators licenses. I was interested in being your backup operator. I could volunteer to attach myself to you guys so that I could get my volunteer hours.
- We can go after funding also, technical design resources, we don't claim to know everything. We would find a firm that specializes in it so that you would be taken care of.
- We meet our deadlines no matter what. We are pretty strict on how we operate.
- We work on USDA projects without ECIPDA when possible, but can work with them. We are good at studies and design work especially with storm draining management.
- Once again, I would be willing to offer myself as a backup for your W/S operator and also as a volunteer. There is no liability on you.
- Jardine – We have had trouble with the engineering company that we have now.
- Armstrong – We will need a water project shortly because we only have one well.
- William's does a lot of Development Design Reviews at around \$115 an hour.
- Jardine asks if the council wants to table the rest of the meeting until Thursday, January 15, 2008 at 6:30 pm.
- Anderson – I can't be there and we are out of tapes. I already have something that night. **Jardine** – *We will just have someone take minutes then.*
- **Ball moves to table the rest of the meeting until 6:30 pm on Thursday, January 15, 2009. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**

Meeting tabled at 10:20 pm

January 15, 2009

Meeting started at 7:05 pm

Mayor Rex Jardine; Councilmen: Orville Armstrong, Tom Abbott, Tiera Ball, Deck Green.

Minutes recorded by Ball.

- **Green moves to reopen tabled meeting. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Re-Opening FY2009 Budget for Water test and Bathroom addition:

- Much discussion (Anderson - nothing wrote down, so this is all I can type)
- **Green moves to table hearing for opening the budget for February and pay \$7,000 from the water account. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Employee Policy:
 - Much discussion (Anderson – nothing wrote down, so this is all I can type)
- **Green moves to adjourn meeting. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**

Meeting Adjourned at 8:45 pm.

Mayor, Rex Jardine

Date

Clerk/Treasurer, Lyndsey L. Anderson

Date